

OFFICE OF THE ZONING ADMINISTRATOR
FINAL AGENDA

Meeting of May 13, 2003

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123
Hearing Room

8:30 a.m.

OLD BUSINESS

Minor Use Permit

1. Recycling Processing Facility, ZAP 02-068, Lakeside Planning Area, A70 Limited Agricultural Use Regulation (Sibbet)

The proposal is to allow the continued operation of a recycling processing facility. The owner received a previous approval (ZAP 96-017) for the same use on August 1, 1997 for 5 years. This original permit expired on August 1, 2002. This facility is classified as a Recycling Processing Facility, Wood and Green Materials pursuant to Section 1513c of The Zoning Ordinance and pursuant to Section 2703b of The Zoning Ordinance; approval of a Minor Use Permit is required to locate within the A70 zone. The San Diego County General Plan designates the site as (18) Multiple Rural Use. The site is located at 12243 Highway 67 (APN's 375-041-23, 24) in the Lakeside Community Planning Area, A70 Limited Agricultural Use Regulations. (Continued from the hearing of April 8, 2003)

NEW BUSINESS

Minor Use Permits

2. James Booth, ZAP 03-004, 1248 Pamo Road, in the Ramona Community Planning Area, General Plan Land Use Designation (19) Intensive Agriculture, A70 (Limited Agriculture) (Bunnemeyer)

This is a request for a Minor Use Permit to allow a second dwelling unit to have a living area greater than the thirty percent (30%) but not to exceed fifty percent (50%) of the living area of the primary dwelling unit. The Minor Use Permit is in accordance with Sections 6156 (x)(12)(ii) and 7350 of the San Diego County Zoning Ordinance. The project site is developed with one single-family dwelling measuring 1,053 square feet and it is the intension of the property owner to use the proposed 2,150 square foot dwelling unit as primary residence, and the existing smaller house as a second dwelling unit. The proposed project is a request to build a one-story 2,150 square foot dwelling unit on the 27.92-acre

parcel. The parcel is zoned A70 (Limited Agriculture) and General Plan Land Use Designation (19) Intensive Agriculture, 27.92 acres in size and is located in the Ramona Community Planning Area on 1248 Pamo Road.

3. NEXTEL Communications, ZAP 01-113, Fallbrook Community Planning Area, General Plan (17) Estate Residential, A70 (Limited Agriculture) (Bunnemeyer)

This is a request to authorize the location and installation of an unmanned telecommunication facility and associated equipment cabinets. The proposed facility consists of twelve (12) façade mounted panel antennas and two (2) GPS antennas adjacent to the existing unmanned Wireless Communication Facility of Sprint PCS (ZAP 00-110). The existing Sprint facility consists of 9 (nine) panel antennas and one GPS antenna, which are mounted atop a 9 foot tall equipment enclosure containing 6 (six) equipment cabinets. The associated equipment cabinets will be enclosed in a 345.99 square foot equipment shelter and the lease area of the equipment compound totals 536.08 square feet. Eight (8) of the twelve (12) panel antennas will be mounted 12 foot in height, atop a 11 foot and 5 inches tall equipment enclosure, and the remaining four (4) panel antennas will be mounted on a 6 foot tall CMU wall 6 foot in height, situated northwest of the equipment compound. The proposed project will be adequately integrated into the site through shrubs and two (2) 18 foot high live trees as shown in the Landscape Plan. The project site is located on 1907 Carriage Lane, south of Reche Road and west of Gird Road in the Fallbrook Community Planning Area.

4. McDaniel Second Dwelling Unit, ZAP 01-112, Valle de Oro Community Plan, A70 Limited Agricultural Use Regulations (Gowens)

This is a request for a Minor Use Permit to authorize an existing second dwelling unit. The proposed project is sited on property zoned A70 Limited Agricultural Use Regulations. Second dwelling units exceeding 30 percent of the living area of the primary dwelling are allowed in the A70 zone upon approval of a Minor Use Permit pursuant to The Zoning Ordinance §6156(x)(12). The primary residence is 2,526 square feet, and the second dwelling unit is 1,148 square feet on a lot of 1.52 acres. The subject property is located at 1296 Crystal Lane, El Cajon and is designated (2) Residential by the Valle de Oro Community Plan.

5. Cooper Avocado Grove Cingular Wireless Telecommunications Facility, ZAP 01-116, North County Metropolitan Subregional Plan Area, RR Rural Residential Use Regulations (Gowens)

This is a request for a Minor Use Permit to erect an unoccupied cellular telecommunications facility consisting of an artificial, 35-foot high broadleaf tree to be mounted with three 5-foot high panel antennae together with a 247½ square foot equipment shelter at grade enclosed by a 6-foot high wooden fence.

The proposed project would be sited in the midst of an avocado grove, 80 feet from the centerline of Via Rancho Parkway and 143 feet from the centerline of Purer Road on a 5.44-acre lot. The property is zoned RR Rural Residential Use Regulations, which permit Minor Impact Utilities under the civic use types subject to a Minor Use Permit, pursuant to Section 2184b of The Zoning Ordinance. The subject property is located at 3153 Purer Road at Via Rancho Parkway and is designated (2) Residential by the North County Metropolitan Subregional Plan.

6. ACW Farms Inc. Farm Labor Camp, ZAP 01-059, Pendleton-DeLuz Community Planning Area, A70 Limited Agriculture Use Regulations (Hall)

This is a request for a Minor Use Permit to legalize the use and construction of an existing farm labor camp located at 40147 Calle Roxanne within the Pendleton-DeLuz Community Planning Area. The camp comprises approximately .13-acres of a 70-acre parcel that is a part of an 800 acre avocado farm of ACW Farms. Camp residents are employed as agricultural workers by ACW Farms. The approval of this Minor Use Permit will allow the continued operation of the camp. The project site is 70 acres and is developed with an existing single-family dwelling unit, office building, utility building, greenhouse, and accessory buildings associated with the agricultural operation.

“THIS AGENDA IS NOW AVAILABLE ON THE COUNTY OF SAN DIEGO’S WEBSITE AT “WWW.CO.SAN-DIEGO.CA.US”. VISIT THE DEPARTMENT OF PLANNING AND LAND USE WEB PAGE AT “WWW.SDCDPLU.ORG.””